

**Grantee: Detroit, MI**

**Grant: B-08-MN-26-0004**

**October 1, 2009 thru December 31, 2009 Performance Report**

**Grant Number:**

B-08-MN-26-0004

**Obligation Date:**

03/25/2009

**Grantee Name:**

Detroit, MI

**Award Date:****Grant Amount:**

\$47,137,690.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

Thomasina Tucker

## Disasters:

**Declaration Number**

NSP

## Narratives

**Areas of Greatest Need:**

The City of Detroit has one of the highest home foreclosure rates among the nation's largest metropolitan areas. The City has over 67,000 foreclosed properties, 65 percent remain vacant. The foreclosure problem is widespread and touches almost every neighborhood in the city. The City recognizes that the \$47,137,690 NSP allocation must be implemented in a strategic manner to result in the stabilization of neighborhoods most severely impacted by foreclosure and abandonment. The funds have been targeted to nine neighborhoods that were selected based upon the data that showed: over 51 percent of the population in the Census block groups met the low moderate middle income criteria; a high percentage of home foreclosures, a high percentage of homes financed by sub-prime mortgage related loans; and were also identified as likely to face a significant rise in the rate of home foreclosures. The City also aligning this process with other local stabilization and development efforts.

**Distribution and and Uses of Funds:**

The goals of the City of Detroit Neighborhood Strategy Program are: Continue to implement the City's Master Plan to reinforce,revitalize and rebuild targeted neighborhoods; Reduce the vast numbers of vacant properties causing blight and undermining the vitality of neighborhoods; Reverse the decline of neighborhood housing values; Stabilize neighborhoods negatively impacted by foreclosure and abandonment; Eliminate blighted structures to enhance public safety and improve quality of life; Invest in select neighborhoods to achieve greater impact with limited resources especially neighborhoods targeted by LISC, Skillman, the Community Foundation and NDNI; Protect recent investments by public and private partners Attract other public/private financing to leverage NSP funds; Create new jobs and stimulate small business development;Demolish existing structures to accommodate future development or alternative uses.

**Definitions and Descriptions:****Low Income Targeting:****Acquisition and Relocation:****Public Comment:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$47,137,690.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$47,137,690.00
<b>Program Funds Drawdown</b>	\$594,238.56	\$594,238.56
<b>Obligated CDBG DR Funds</b>	\$5,304,227.56	\$5,304,227.56
<b>Expended CDBG DR Funds</b>	\$594,238.56	\$594,238.56
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$7,070,653.50	\$0.00
<b>Limit on Admin/Planning</b>	\$4,713,769.00	\$3,780.00
<b>Limit on State Admin</b>	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$11,784,422.50	\$19,562,764.00

## Overall Progress Narrative:

**Administration:** Third quarter administrative expenditures included advertising the NSP amendment, announcing the comment period and the time and location of community meetings. In addition, P&DD's Planning Division spent time conducting studies, analyses, and reports on NSP activities and locations. P&DD staff also spent significant time identifying eligible units for demolition so that demolition is strategic and has impact. Demolition targets included blighted properties in close proximity to schools, structures identified by the community at the community input meetings, blighted and vacant structures in areas where the City will invest in new construction or rehabilitation, and areas where the Michigan Land Bank is also demolishing units. The P&DD NSP Team also met with the local Field Office relevant to review and to assess NSP Technical Assistance needs.

**Acquisition:** Strategic property acquisition for rehab and new construction will begin during the second quarter of 2010. The Detroit Land Bank Authority (DLBA), in partnership with P&DD and other stakeholders, is finalizing a proposed acquisition strategy in three of the nine target areas. P&DD is also working with the DLBA to finalize a contract so that activities to be funded with NSP funds can begin. P&DD leadership also met with the REO Clearinghouse to discuss ways to identify and acquire REO property in the nine target areas. The City is making every effort to ensure acquisition is strategic. The City also received approximately 8,000 tax reverted parcels from Wayne County. Acquired properties will be used for rehabilitation, demolition, or holding them until their best use can be determined.

**Land Bank Acquisition:** Some of the properties acquired from Wayne County will be transferred to the Detroit Land Bank Authority portfolio, once it is completely operational. The Detroit Land Bank Authority has completed the

following as it moves to full operation:

- DLBA has entered into a funding agreement with the Detroit Economic Growth Association (Ford Foundation funds) for \$1 million for administration
- Interviewed candidates for the permanent Executive Director position
- Developed land acquisition and disposition policies
- Identified office space
- Posted an RFQ for accounting services
- Posted an RFQ for title services
- Extended its contract for administration with Community Legal Resources

Disposition: The City of Detroit will maintain acquired vacant, foreclosed, and abandoned NSP properties pending disposition, including legal services, appraisals, surveys and transfer costs as needed. Currently this includes all of the properties from Wayne County.

Land Bank Disposition: The Detroit Lnd Bank Authority will also maintain vacant, foreclosed, and abandoned NSP properties pending disposition, including legal services, financial services, appraisals, surveys and transfer costs. The Land Bank does not current have any properties in its inventory so no disposition costs have been incurred.

Public Improvements: P&DD staff reviewed and re-evaluated the plans for NSP Public Improvements. A final plan for implementation will be decided and begin in February 2010. The City is looking to leverage the public improvement dollars to fund projects that are visible and will have maximum impact.

Demolition: The City of Detroit has demolished approximately 100 housing units this quarter. An additional 350 addresses were forwarded to Buildings and Safety Engineering for processing and final demolition of eligible properties. The demolitions are expected to be completed within the next 90 days. Quarterly expenditures reflect 52 housing units demolished and related demolition costs.

Quarterly demolition work included inspector training, resident surveys, air monitoring, asbestos removal, and demolition of structures totaling \$590,458 as detailed below:

Category	No. of Units	Expenditures
Training	12	3,150.00
Surveys	96	121,957.25
Air Monitoring	81	43,550.75
Abestos Removal	66	186,785.05
Demolition	52	235,015.51
Total		\$590,458.56

Addresses for 52 demolished structures are included in the QPR.

New Construction: P&DD has issued initial reservation letters that, if funded, will result in four new construction projects receiving NSP funds. A developer orientation/training is scheduled for January 2010 with the target of closings in early February.

Rehabilitation: In December 2009 NSP implementation included funding recommendations made to NOFA applicants. Preliminary approvals and recommendations were issued for 25 NSP proposals/projects. The City of Detroit received 83 NOFA applications/proposals from "for-profit" and "non-profit" organizations. These organizations will develop single and multi-family rental, lease to own, and homebuyer program housing units in all nine NSP areas. Work is set to start in the first quarter of 2010. An NSP orientation workshop is scheduled for January 29, 2010. The workshop will cover NSP implementation and reporting requirements and is designed to ensure NSP applicant/developer success.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP-01, NSP Acquisition	\$0.00	\$4,000,000.00	\$0.00
NSP-02, NSP Disposition	\$0.00	\$4,200,000.00	\$0.00
NSP-03, NSP-Public Improvements	\$0.00	\$2,000,000.00	\$0.00
NSP-04, NSP Demolition	\$590,458.56	\$14,000,000.00	\$590,458.56
NSP-10, NSP Administration	\$3,780.00	\$4,713,769.00	\$3,780.00

NSP-12, NSP New Construction	\$0.00	\$4,250,000.00	\$0.00
NSP-14, NSP Rehabilitation	\$0.00	\$13,973,921.00	\$0.00

## Activities

**Grantee Activity Number:** 01 NSP Acq

**Activity Title:** Acquisition

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-01

**Projected Start Date:**

07/01/2009

**Benefit Type:**

N/A

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

NSP Acquisition

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Detroit Planning & Dev Dept

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$661,157.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$661,157.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Vacant, abandoned or foreclosed property will be acquired in the nine target areas for rehabilitation, demolition or redevelopment including new construction

**Location Description:**

location to be determined in the 9 target areas

**Activity Progress Narrative:**

Strategic property acquisition for rehab and new construction will begin during the second quarter of 2010. The Detroit Land Bank Authority (DLBA), in partnership with P&DD and other stakeholders, is finalizing a proposed acquisition strategy in three of the nine target areas. P&DD is also working with the DLBA to finalize a contract so that activities to be funded with NSP funds can begin. P&DD leadership also met with the REO Clearinghouse to discuss ways to identify and acquire REO property in the nine target areas. The City is making every effort to ensure acquisition is strategic. The City also received approximately 8,000 tax reverted parcels from Wayne County. Acquired properties will be used for rehabilitation, demolition, or holding them until their best use can be determined.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/350

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>01A NSP ACQ</b>
<b>Activity Title:</b>	<b>Landbank Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-01

**Projected Start Date:**

09/01/2009

**Benefit Type:**

N/A

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

NSP Acquisition

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Detroit Land Bank

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,302,305.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,302,305.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The Land Bank will acquire abandoned vacant or foreclosed properties for rehabilitation, demolition, redevelopment or new construction

**Location Description:**

The nine target areas.

**Activity Progress Narrative:**

Some of the properties acquired from Wayne County will be transferred to the Detroit Land Bank Authority portfolio, once it is completely operational. The Detroit Land Bank Authority has completed the following as it moves to full operation:

- DLBA has entered into a funding agreement with the Detroit Economic Growth Association (Ford Foundation funds) for \$1 million for administration
- Interviewed candidates for the permanent Executive Director position
- Developed land acquisition and disposition policies
- Identified office space
- Posted an RFQ for accounting services
- Posted an RFQ for title services
- Extended its contract for administration with Community Legal Resources

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/50

### **Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

### **Activity Locations**

**No Activity Locations found.**

### **Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

#### **Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 02 NSP Disp

**Activity Title:** Disposition

**Activity Category:**

Disposition

**Activity Status:**

Planned

**Project Number:**

NSP-02

**Project Title:**

NSP Disposition

**Projected Start Date:**

06/01/2009

**Projected End Date:**

03/30/2013

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Detroit

**Overall**

**Oct 1 thru Dec 31, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Maintain properties pending disposition including legal services, financial services, appraisals, surveys and transfer costs.

**Location Description:**

Location to be determined based upon the acquisition, rehabilitation, or demolition activity in the 9 target areas

**Activity Progress Narrative:**

The City of Detroit will maintain acquired vacant, foreclosed, and abandoned NSP properties pending disposition, including legal services, appraisals, surveys and transfer costs as needed. Currently this includes all of the properties from Wayne County.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/800

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>02a NSP Disp</b>
<b>Activity Title:</b>	<b>Landbank Disposition</b>

**Activity Category:**

Disposition

**Activity Status:**

Planned

**Project Number:**

NSP-02

**Project Title:**

NSP Disposition

**Projected Start Date:**

09/01/2009

**Projected End Date:**

03/30/2013

**Benefit Type:**

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Detroit Land Bank

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,897,695.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$3,897,695.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Land Bank will maintain vacant, foreclosed, and abandoned NSP properties pending disposition, including legal services, financial services, appraisals, surveys and transfer costs

**Location Description:**

Nine Target areas

**Activity Progress Narrative:**

The Detroit Land Bank Authority will also maintain vacant, foreclosed, and abandoned NSP properties pending disposition, including legal services, financial services, appraisals, surveys and transfer costs. The Land Bank does not currently have any properties in its inventory so no disposition costs have been incurred.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/200
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/200
<b># of Singlefamily Units</b>	0	0/200

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>03 NSP Pub Imp</b>
<b>Activity Title:</b>	<b>Public Improvement</b>

**Activity Category:**

Clearance and Demolition

**Project Number:**

NSP-03

**Projected Start Date:**

09/01/2009

**Benefit Type:**

N/A

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

NSP-Public Improvements

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Detroit Planning & Dev Dept

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Public Improvement activities will assist in stabilizing neighborhoods through the redevelopment of vacant land and parcels where demolition activities have occurred. Planning to landscape approximately 1300 acres of vacant land

**Location Description:**

Locations to be determined in the nine target areas

**Activity Progress Narrative:**

P&DD staff reviewed and re-evaluated the plans for NSP Public Improvements. A final plan for implementation will be decided and begin in February 2010. The City is looking to leverage the public improvement dollars to fund projects that are visible and will have maximum impact.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/1885

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 04 NSP Demolition

**Activity Title:** Demolition

**Activity Category:**

Clearance and Demolition

**Activity Status:**

Under Way

**Project Number:**

NSP-04

**Project Title:**

NSP Demolition

**Projected Start Date:**

04/01/2009

**Projected End Date:**

03/30/2013

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Detroit Buildings & Safety Eng

**Overall**

**Oct 1 thru Dec 31, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$16,000,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$16,000,000.00
<b>Program Funds Drawdown</b>	\$590,458.56	\$590,458.56
<b>Obligated CDBG DR Funds</b>	\$590,458.56	\$590,458.56
<b>Expended CDBG DR Funds</b>	\$590,458.56	\$590,458.56
City of Detroit Buildings & Safety Eng	\$590,458.56	\$590,458.56
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Demolish blighted and abandoned structures

**Location Description:**

**Activity Progress Narrative:**

The City of Detroit has demolished approximately 100 housing units this quarter. An additional 350 addresses were forwarded to Buildings and Safety Engineering for processing and final demolition of eligible properties. The demolitions are expected to be completed within the next 90 days. Quarterly expenditures reflect 52 housing units demolished and related demolition costs. Quarterly demolition work included inspector training, resident surveys, air monitoring, asbestos removal, and demolition of structures totaling \$590,458 as detailed below:

Category	No. of Units	Expenditures
Training	12	3,150.00
Surveys	96	121,957.25
Air Monitoring	81	43,550.75
Abestos Removal	66	186,785.05
Demolition	52	235,015.51
Total		\$590,458.56

Addresses for demolished structures are included in the QPR.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	52	52/1400

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	State	Zip
7515 Longacre	Detroit	NA	48228
11404 Greenfield	Detroit	NA	48227
6416 Mansfield	Detroit	NA	48228
14102 Cedargrove	Detroit	NA	48205
4550 McKinley	Detroit	NA	48208
6831 Mettetal	Detroit	NA	48228
8046 Burt Rd.	Detroit	NA	48228
6820 Rutland	Detroit	NA	48228
10055 Rutherford	Detroit	NA	48227
8509 Faust	Detroit	NA	48228
13744 Eastwood	Detroit	NA	48205
6531 Winthrop	Detroit	NA	48228
18631 Alcoy	Detroit	NA	48205
7722 Artesian	Detroit	NA	48228
14007 Young	Detroit	NA	48205
12697 Joann	Detroit	NA	48205
12395 Dickerson	Detroit	NA	48205
13821-3 Eastwood	Detroit	NA	48205
12408 Loretto	Detroit	NA	48205
13625 Cedargrove	Detroit	NA	48205
8219 Mettetal	Detroit	NA	48228
7391 Artesian	Detroit	NA	48228
8687 Faust	Detroit	NA	48228
18190 Chicago	Detroit	NA	48228
18714 Alcoy	Detroit	NA	48205
12377 Dickerson	Detroit	NA	48205
9349 Abington	Detroit	NA	48228
17601 Chicago	Detroit	NA	48228
14483 Novara	Detroit	NA	48205
6851 Mansfield	Detroit	NA	48228
6543 Piedmont	Detroit	NA	48228

7834 Longacre	Detroit	NA	48228
9939 Longacre	Detroit	NA	48227
8518 Brace	Detroit	NA	48228
14276 Eastwood	Detroit	NA	48205
14444 Hazelridge	Detroit	NA	48205
12399 Loretto	Detroit	NA	48205
6311 Grandmont	Detroit	NA	48228
9540 Archdale	Detroit	NA	48227
12402 Dresden	Detroit	NA	48205
14431 Eastwood	Detroit	NA	48205
7268 Clayburn	Detroit	NA	48228
14018 Alma	Detroit	NA	48205
9093 Auburn	Detroit	NA	48228
8875 Memorial	Detroit	NA	48228
6857 Mansfield	Detroit	NA	48228
8461 Faust	Detroit	NA	48228
9171 Montrose	Detroit	NA	48228
7776 Grandville	Detroit	NA	48228
8310 Minock	Detroit	NA	48228
16601 Chicago	Detroit	NA	48228
14110 Alma	Detroit	NA	48205

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number:** 10 NSP Admin

**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

NSP-10

**Projected Start Date:**

10/01/2008

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

NSP Administration

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Detroit Planning & Dev Dept

**Overall**

**Oct 1 thru Dec 31, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$4,713,769.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$4,713,769.00
<b>Program Funds Drawdown</b>	\$3,780.00	\$3,780.00
<b>Obligated CDBG DR Funds</b>	\$4,713,769.00	\$4,713,769.00
<b>Expended CDBG DR Funds</b>	\$3,780.00	\$3,780.00
City of Detroit Planning & Dev Dept	\$3,780.00	\$3,780.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Administration and management of the NSP program

**Location Description:**

**Activity Progress Narrative:**

Third quarter administrative expenditures included advertising the NSP amendment, announcing the comment period and the time and location of community meetings. In addition, P&DD's Planning Division spent time conducting studies, analyses, and reports on NSP activities and locations. P&DD staff also spent significant time identifying eligible units for demolition so that demolition is strategic and has impact. Demolition targets included blighted properties in close proximity to schools, structures identified by the community at the community input meetings, blighted and vacant structures in areas where the City will invest in new construction or rehabilitation, and areas where the Michigan Land Bank is also demolishing units. The P&DD NSP Team also met with the local Field Office relevant to review and to assess NSP Technical Assistance needs.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 12 NSP New Construction

**Activity Title:** New Construction

**Activity Category:**

Construction of new housing

**Project Number:**

NSP-12

**Projected Start Date:**

07/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP New Construction

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Detroit Planning & Dev Dept

**Overall**

**Oct 1 thru Dec 31, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$4,578,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$4,578,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Affordable housing projects will be developed for sale, rent, or lease-purchase

**Location Description:**

**Activity Progress Narrative:**

P&DD has issued initial reservation letters that, if funded, will result in four new construction projects receiving NSP funds. A developer orientation/training is scheduled for January 2010 with the target of closings in early February.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/168

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 14 NSP Rehab

**Activity Title:** Rehabilitation

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-14

**Projected Start Date:**

07/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Rehabilitation

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Detroit Planning & Dev Dept

**Overall**

**Oct 1 thru Dec 31, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$14,984,764.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$14,984,764.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Rehabilitation of single and multi-family rentals and lease-purchase will benefit individuals/families at or below 50% AMI. 212 total units of single and multi-family housing estimated: 83% or 118 units of single-family housing estimated. 17% or 94 units of multi-family housing estimated

**Location Description:**

**Activity Progress Narrative:**

In December 2009 NSP implementation included funding recommendations made to NOFA applicants. Preliminary approvals and recommendations were issued for 25 NSP proposals/projects. The City of Detroit received 83 NOFA applications/proposals from "for-profit" and "non-profit" organizations. These organizations will develop single and multi-family rental, lease to own, and homebuyer program housing units in all nine NSP areas. Work is set to start in the first quarter of 2010. An NSP orientation workshop is scheduled for January 29, 2010. The workshop will cover NSP implementation and reporting requirements and is designed to ensure NSP applicant/developer success.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/212

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	0/0	0/212	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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